

**Exhibit 1**

AGREED BUDGET

<b>Vendor</b>	<b>Maximum Amount</b>	<b>Comments</b>
NYC Dep't of Taxation and Finance	\$300,000	Post-petition real property taxes
Insurance	\$0	Insurance
United States Trustee	\$3,000	Quarterly Fees
Getzler Henrich & Associates LLC	\$225,000	Independent Officer
Goldberg Weprin Finkel Goldstein LLP	\$25,000	Debtors' counsel
Other (subject to prior approval of Lender)	\$10,000	Miscellaneous expenses directly related to preservation of assets, which are subject to the prior approval of the Lender in writing before payment
Real Estate Broker	\$50,000	Fees and expenses of estate-retained real estate broker(s), exclusive of sale commission.
<b>Total:</b>	<b>\$613,000</b>	

The above are maximum amounts.

Certain payments are subject to agreements or verifications with vendor prior to payments being agreed upon by Lender.

The Agreed Budget may be modified or amended from time to time in the sole discretion of the Lender.